




FOR SALE

INCOME PRODUCING DUPLEX PORTFOLIO

1401/1403; 1409/14011; 1413/1415
Truman St, Cleveland, TX 77327

706/708 & 710/708
Lyle West Ave, Cleveland, TX 77327

 936-900-6564

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HIGHLIGHTS

Truman St/Lyle West Ave, Cleveland, TX 77327



- ✓ 5 duplex portfolio – 2 bedrooms, 1 bathroom each unit
- ✓ Turnkey Investment: All units are fully leased, providing immediate rental income
- ✓ Consistent Layouts: Each duplex offers uniform floor plans, simplifying property management
- ✓ Strategic Locations: Situated in established neighborhoods with access to local amenities and transportation routes
- ✓ Growth Potential: Located in a region experiencing economic and population growth, enhancing long-term investment value

Units: 5 Duplex Portfolio
Built: 1978–1980
90% Occupied



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THE PROPERTY

\$1.25M

Five duplexes, totaling ten units, all situated within the growing community of Cleveland, TX. Each property is strategically located to provide tenants with convenient access to local amenities, schools, and major transportation routes.

Cleveland, TX is quickly gaining attention from real estate investors seeking growth markets with long-term upside. With its strategic location near Houston, the area offers a rare combination of affordability, consistent rental demand, and expanding infrastructure. Investors are taking advantage of the city's increasing housing needs as new residents continue to move in, drawn by job opportunities and a lower cost of living.

Whether for cash flow, future appreciation, or value-add opportunities, Cleveland presents a compelling case for real estate investment.



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OUR MARKET

Truman St/Lyle West Ave Cleveland, TX 77327

Strong Population Growth:

Cleveland has experienced steady population growth, driven by its proximity to Houston and its appeal as a suburban, family-friendly community. Between 2020 and 2023, the population increased by nearly 5%, with projections indicating continued upward momentum.

Economic Expansion:

Cleveland's economy is diversifying beyond its historical roots in timber and agriculture. Growth sectors include: Manufacturing, logistics, and warehousing due to its strategic location near major highways like I-69 and TX-105.

Affordable Housing Demand:

As Houston's inner suburbs become increasingly expensive, Cleveland offers a more affordable alternative — especially attractive to renters. Median home prices in Cleveland are significantly lower than in nearby metros.

Investment Potential:

This 5-duplex portfolio is strategically positioned for both immediate returns and future appreciation.

Infrastructure and Development:

Major improvements in infrastructure are transforming Cleveland into a more accessible and connected city: (I-69/US 59 expansion improves commutes to Houston and beyond. Ongoing utility and roadway improvements to support new subdivisions and businesses. New retail and service centers are emerging to serve the growing population.)



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